



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Rezoned and Comprehensive Plan Amendment of parcel nos. 35064.3612 & 35064.3613 from RSF/Residential 4-10 (existing zoning and land use designation) to RMF-75/Residential 15-30 (proposed zoning and land use designations).

Amended by LJT, 03/22/2022

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

440 W Cora Ave, 516 W Cora Ave

APPLICANT

Name: Storhaug Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone: 509-242-1000 Email: liamt@storhaug.com

PROPERTY OWNER

Name: Faith Bible Church Mark Frankian (Amended by LJT, 03/22/2022)

Address: 440 W Cora Ave, Spokane, WA 99205

Phone: 509-326-9455 Email: mfrankian@fbchurch.org (Amended by LJT, 03/22/2022)

AGENT

Name: Same as applicant.

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 35064.3612 & 35064.3613

Legal Description of Site: See attached.

Size of Property: Approximately 18.87 Acres.

List Specific Permits Requested in this Application: Rezone, Comp. Plan Amendment,
SEPA.

SUBMITTED BY:

Storhaug Engineering (Liam J. Taylor)

☐ Applicant ☐ Property Owner ☐ Property Purchaser ☒ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

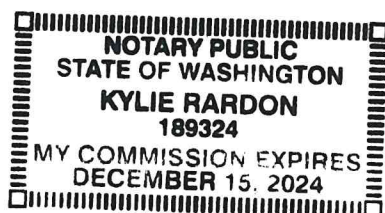
I, Aaron Baddeley, owner of the above-described property, do hereby
authorize Storhaug Engineering to represent me and my interests in all matters
regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 27 day of October, 2021, before me, the undersigned, a Notary Public in and for
the State of Washington, duly commissioned and sworn, personally appeared in person
to me known to be the individual that executed the foregoing instrument and acknowledged the said
instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein
mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Kylie Rardon
Notary Public in and for the State of Washington, residing at
Spokane Washington



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals): See attached*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
☐ Yes ☐ No
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan Amendment Pre-Application

Prepared by Storhaug Engineering, Liam J. Taylor

- a. Summarize the general nature of the proposed amendment.

Proposal to change the Land Use Designation of parcel nos. 35064.3612 & 35064.3613 from Residential 4-10 (RSF) to Residential 15-30 (RMF-75). (Amended by LJT, 03/22/2022)

- b. Why do you feel this change is needed?

To allow for a greater number of residential units in the immediate vicinity of Centers and Corridor Core Land Use Designations (Monroe & Garland). Additionally, the property has adjacency to multifamily developments, both east and west.

- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

This is a proposal is consistent with section LU 1.4 Higher Density Residential Uses, which allows for expansion of existing multi-family residential areas where the existing [adjacent] land use is a predominantly higher density residential. Project site is also within 1/4 mile of the North Monroe Center and Corridor, as well as the Garland Ave Center and Corridor.

- d. For text amendments: What goals, policies, regulations, or other documents might be changed by your proposal?

This is not a proposed text amendment. The Land Use Plan Map and the Zoning Map of the City of Spokane will be changed to reflect this proposal upon approval.

- e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel?

Land Use: Residential 4-10. Zoning: RSF

2. What is the requested Land Use designation and zoning for each affected parcel? **Land Use: Residential**

15-30, Zoning: Land Use: Residential 15-30. Zoning: (RMF-75 (Amended by LJT, 03/22/2022))

3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

Single-family housing, multi-family housing, institutional uses.

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

Spokane Comprehensive Plan section LU 1.4 Higher Density Residential Uses supports this proposal by allowing for the expansion of existing multi-family residential areas where the existing land use is a predominantly higher density residential. Increased housing options and neighborhood-scale businesses of the North Monroe and Garland Ave Center and Corridors Core Land Use Designations will benefit from this Land Use Designation Change to Residential 15-30. (RMF-75) Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses.

(Amended by LJT, 03/22/2022)

- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

Rezones in the City of Spokane are processed through Comprehensive Plan Amendments.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

No.

- i. If yes please answer the following questions:

N/A



Comprehensive Plan Amendments

Threshold Review

Pre-application:

The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.

Description of the Proposed Amendment:

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300

(Rev Sept 2017)

Comprehensive Plan Amendment Threshold Review

Prepared by Storhaug Engineering, Liam J. Taylor

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

Land Use Designation Change in the City of Spokane is processed via a Comprehensive Plan Amendment.

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

There are no ongoing work programs approved by the City Council, neighborhood, or subarea planning process that address this area and request.

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The Land Use Designation Change/Comprehensive Plan Amendment will affect only two parcels and can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

No efforts to reach out to surrounding property owners have been made. Efforts to contact and meet with the North Hill and Emerson Garfield Neighborhood Councils have been made.

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

The proposed amendment follows the guiding principles of the annual amendment process as found in SMC 17G.020.010.B, by following the correct procedure to change and improve the

Comprehensive Plan, as well as change and improve the neighborhood and the city. The proposed amendment is also consistent with the policy implementation in the Countywide Planning policies, specifically Policy Topics 3 and 8, as well as the GMA planning goals, specifically goals 1, 2, 4, and 5. The proposal meets these goals by changing the Land Use Designation of mostly vacant land from Residential 4-10/Residential-Single Family (RSF) to Residential 15-30/Residential Multi-Family (***RMF-75**). This Land Use Designation Change will allow for multi-family units to be constructed as opposed single-family units in the immediate vicinity (within a 1/4 mile) of the North Monroe and Garland Center & Corridors Core Land Uses, which will increase the housing supply of the city, and promoting economic development (LU 1.4). The project also satisfies aspects of the Transportation/Housing chapters of the Comp Plan, by maximizing public benefits (goal G) by providing multifamily housing within close range (within a 1/4 mile) to multiple STA routes. Multifamily development offers a diverse range of fair housing (goal H 1.6) and provide mixed-income housing to potentially hundreds of people (goal H 1.9).

***Amended by LJT, 03/22/2022**

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

This proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process and was not included in the Annual Comprehensive Plan Amendment Work Program.

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

N/A

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Attached.



DESCRIPTION OF PROPOSAL:

Re zone/Comp. Plan Amendment, Changing parcel nos.
35064.3612 & 35064.3613 from RSF to *RMF-75

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

440 W Cora Ave, 516 W Cora Ave

APPLICANT:

Name: Storhaug Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone (home):

Phone (work): 509-242-1000

Email address: liamt@storhaug.com

PROPERTY OWNER:

Name: Faith Bible Church (Mark Frankian (Amended by LJT, 03/22/2022))

Address: 440 W Cora Ave, Spokane 99205

Phone (home):

Phone (work): 509-326-9455

Email address: mfrankian@fbchurch.org (Amended by LJT, 03/22/2022)

AGENT:

Name: Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

35064.3612 & 35064.3613

LEGAL DESCRIPTION OF SITE:

See attached

SIZE OF PROPERTY:

Approx. 18.87 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Rezone, Comp. Plan Amendment, SEPA

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?

If yes, provide all parcel numbers.

No.

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



☐ Applicant ☐ Property Owner ☐ Property Purchaser ☒ Agent